

CU South Study Project Approach

Updated: Dec. 2016

Purpose

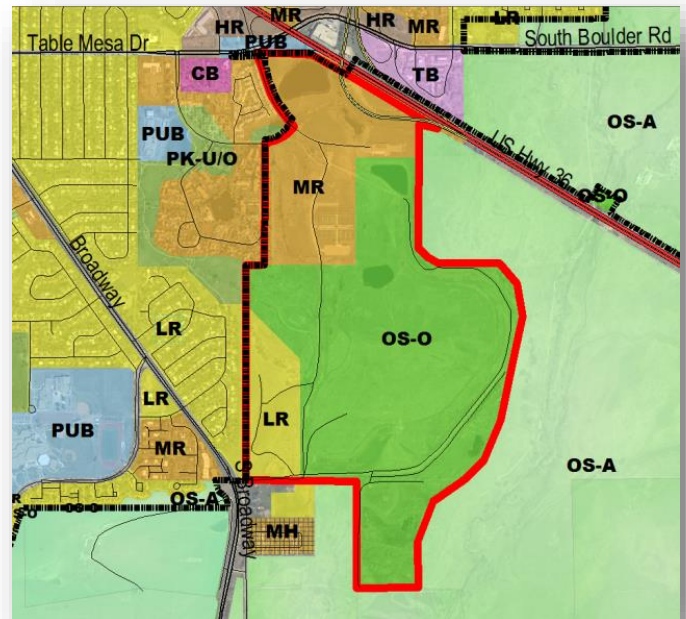
The purpose of the 2016 CU-Boulder South Study is to assess the characteristics of the CU-Boulder South site and adjacent properties and, based on those findings:

1. Provide a recommendation for changes to the Boulder Valley Comprehensive Plan (BVCP) land use designations on that site; and
2. Provide a framework for future annexation and agreements between the city and CU as it relates to the CU South site.

Background

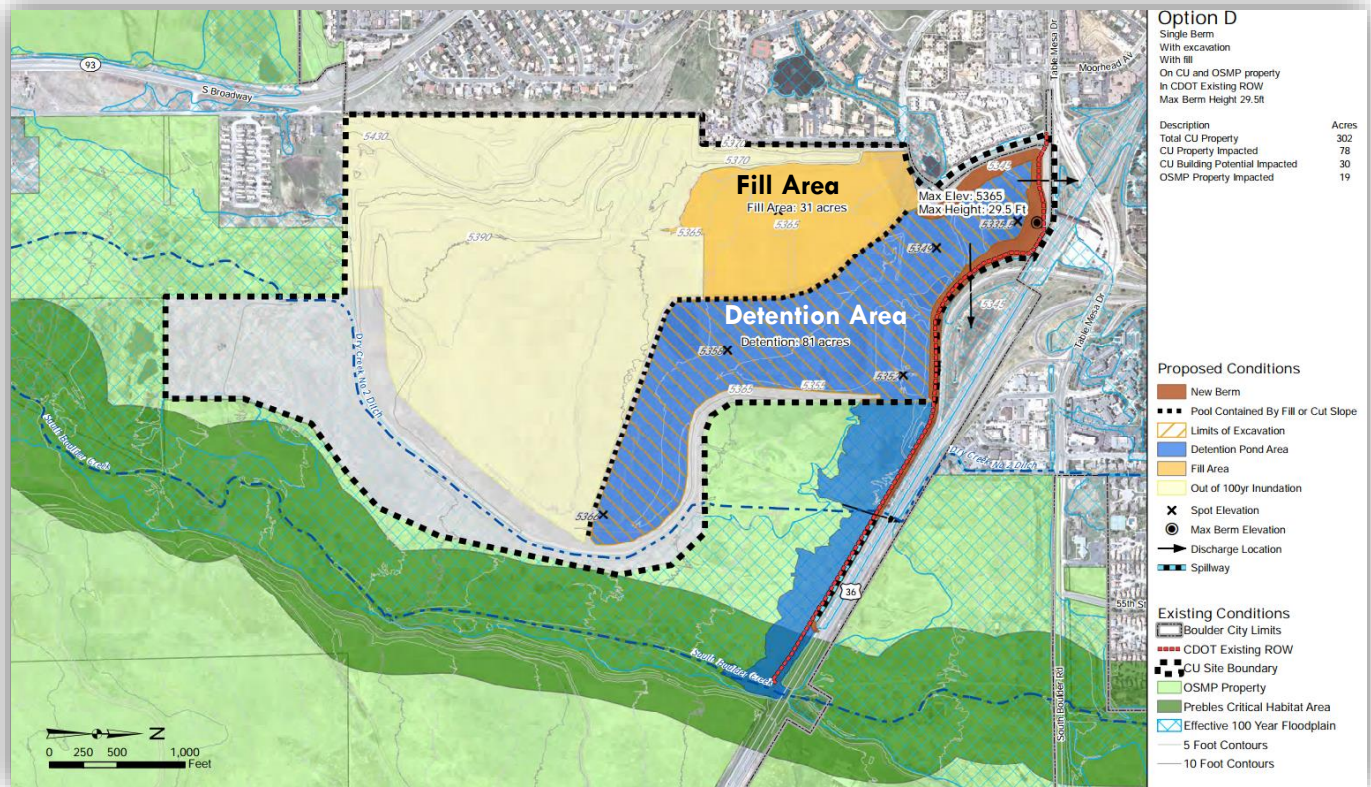
The CU-Boulder South property is 308 acres in size and is owned by the University of Colorado Boulder (CU Boulder). The property currently has the following three land use designations on portions of the property – Low Density Residential (LR), Medium Density Residential (MR), and Open Space-Other (OS-O). The property is entirely in Boulder County and in BVCP planning Area II, which makes it eligible for annexation.

CU has no specific plans at this time but is interested in eventual annexation and development of a portion of the property. The current land use designations are likely not appropriate for potential public uses of the site.



2010 BVCP Land Use Designations

During the 2000 and 2005 major updates to the plan, the city deferred changes to the BVCP land use designations pending the outcome of the South Boulder Creek Flood Mitigation Study. On August 4, 2015, City Council approved the [South Boulder Creek Major Drainageway and Flood Mitigation Plan](#) that included several options for utilization of portions of the CU South property for flood mitigation. “Option D” is currently the preferred option, which includes about 80 acres of the CU South site for detention and about 30 acres for an adjacent fill area (see map below).



2015 Approved option for South Boulder Creek Flood Mitigation

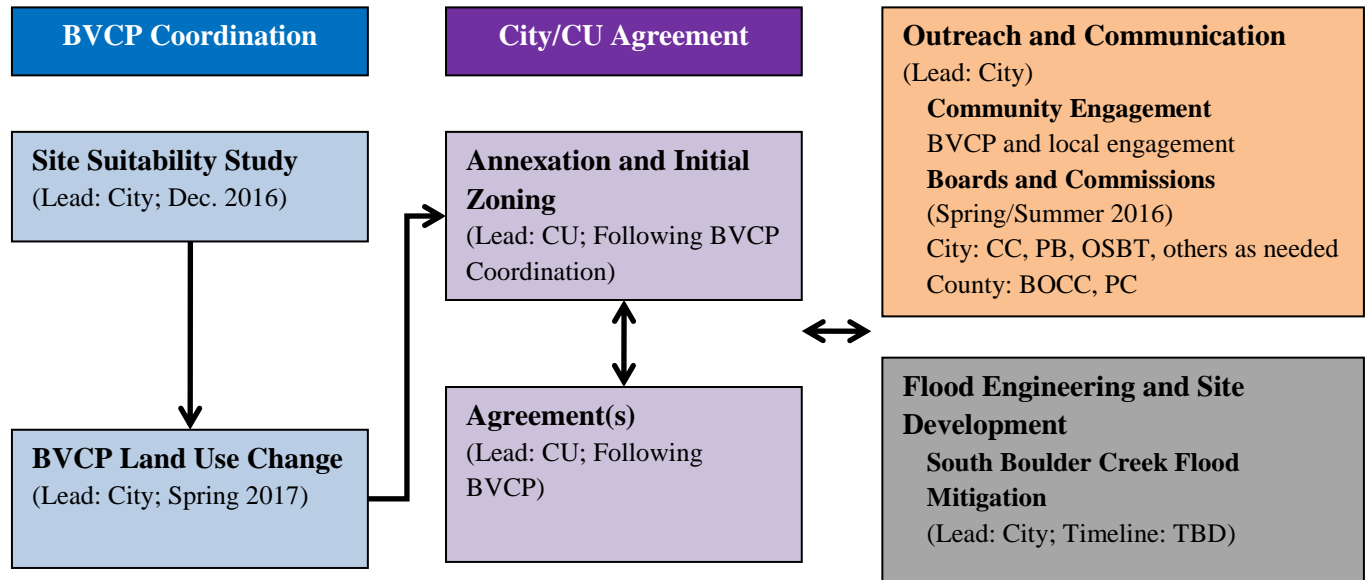
As part of the 2015 major update to the BVCP, staff and consultants have prepared a Site Suitability Study to assess view corridors, wetlands, environmental features, topography, availability of city services, and other pertinent information. This study has considered analysis by CU Boulder in 2002 (“CU-Boulder South Conceptual Land Use Assessment”), the South Boulder Creek Flood Mitigation project, the Colorado Natural Areas Program Articles of Designation and Management Plan for the adjacent South Boulder Creek State Natural Area, and the US 36 Environmental Impact Statement that included future options for the US 36 and Table Mesa interchange.

The city will integrate public engagement with BVCP events to present findings from the suitability study and recommendations on changes to the BVCP land use designations. Final recommendations of the suitability study will be incorporated into proposed land use designation changes in the major update to the BVCP.

Process

The chart below summarizes a proposed process, with more details on each step below the chart. Each step in the process would be collaborative among the various departments in the city, CU, CDOT, and other interests as needed. Community engagement will also occur throughout as described below.

CU South Process, Scope Items



BVCP Coordination

The Site Suitability Study and CU South BVCP land use change process will be part of the overall 2015 BVCP update. Future annexation and initial zoning will follow the 2015 BVCP update.

Site Suitability Study

The primary outcome of the CU South Site Suitability Study will be identification of areas suitable and unsuitable for development to inform the BVCP land use designation and a subsequent annexation, initial zoning, and agreements between the city and CU.

The Site Suitability Study **will not** include a detailed site development plan or show any specific recommended land use, development, or infrastructure investment options.

The overarching objectives of the Site Suitability Study are to identify:

- Areas suitable for development;
- Environmentally sensitive and undevelopable areas;
- Transportation and access issues and opportunities;
- Utility issues and opportunities; and
- Any other relevant site development issues or constraints.

Staff anticipates coordination with CU on each scope item, with more discussions to define specific roles.

BVCP Land Use Change Process (Lead-City; Timeline: Spring 2017; requires four body review)

The BVCP land use change process will amend the city's land use map by assigning designation(s) to the CU South site that will inform any future agreements, annexation, and zoning requests. **It will not** assign zoning to the property, include detailed site planning, or annexation. The site suitability study will inform the BVCP land use designations. The changes will require approval from City Council, Planning Board, Boulder County Commissioners, and the Boulder County Planning Commission.

CITY AND CU AGREEMENT SCOPE ITEMS

Annexation and Initial Zoning (Lead- CU; Timeline: Following BVCP Process)

The city will work with CU as the applicant for any future annexation and initial zoning requests that are consistent with the outcomes from the BVCP land use change process. CU will be required to follow state and city annexation requirements, with the first step being an annexation feasibility study (the Site Suitability Study and related work may suffice for this step) and annexation petition. An annexation agreement will also be required.

Agreement(s) (Joint City/CU Effort; Timeline: TBD)

Prior to recommending any BVCP land use changes, the city and CU should determine the key components of any draft agreement, particularly those items that may relate to the BVCP update (i.e., developable and underutilized areas, undevelopable areas, BVCP land use designation(s)).

A final agreement may address more detailed, technical elements that the BVCP process may not address (e.g., infrastructure carrying capacity, service provision, terms of annexation, etc.). The final agreement(s) should also include any "triggers" for when additional stipulations must be met (i.e., at time of annexation or site development). The final agreement could be part of the annexation process that commonly includes an annexation agreement.

OUTREACH AND COMMUNICATION

Community Engagement (Lead-City)

CU South-specific community engagement will align with the BVCP engagement process, and may necessitate focused, parallel community engagement. A project webpage is currently a repository of information and schedules. Two community meetings have been held in Sept. and Dec. 2016. Staff anticipates sharing information on the overall process, Site Suitability Study, and draft recommendations with the community and decision makers in early 2017.

Boards and Commissions (Lead-City)

The CU South-specific board and commission meetings have synced with the overall BVCP meetings that occurred throughout the spring and summer of 2016. In addition to City Council, Planning Board, and County Commission and Planning Commission meetings, the city's Open Space Board of Trustees (and possibly other boards depending on the issue) will receive updates and opportunities for feedback as more details emerge in early 2017. The city will rely on CU staff to inform their boards and commissions on the CU South project site as they see fit.

FLOOD ENGINEERING AND SITE DEVELOPMENT SCOPE ITEMS

South Boulder Creek Flood Mitigation (Lead – City; Timeline: TBD).

City Council approved the [South Boulder Creek Flood Mitigation Plan](#), including the recommended option for mitigation on August 4, 2015. This option includes about 80 acres of the CU South site for detention and about 30

acres for an adjacent fill area. The recommended regional stormwater detention facility at US 36 will require use of land owned by CU on the CU South site. The city is currently negotiating a scope of work with an engineering team to prepare preliminary design of the U.S. 36 regional detention facility, though work cannot commence until an agreement between the CU Boulder and CDOT is executed for use of their land.